

Minutes of 10.28.21 MEDC Meeting, Gianotis Room, 8 am.

Meeting called to order at 8:05 am.

Members present: Roz Greenstein, Sarah Cressy, Karen Freker (for Rep. Hogan), Jeff Swanberg (SB Liaison), Armand Diarbekirian (SB Liaison), Lynda Thayer, Bill Nemser, and Megan Zammuto. Members absent: Mark Pesce and Jerry Beck.

Others present: Zannah Noe (MCC), Andy Moerlein (MCD), and John Cramer.

Minutes. Thayer amended 7/22/21 minutes, page 2, line 1, from “Mr. Nemser discussed the challenges to develop the corner parcels. May projects...” to many projects.

Cramer amended the 9/23/21 minutes, page 2, line 2, from ACTION – MZ talk to realtors...to JC talk to realtors.

As amended, minute of 7/22/21, 8/26/21, and 9/23/21 were unanimously approved.

Select Board Update: Diarbekirian reported that the SB approved the housing production plan, that the SB has scheduled a joint meeting with the School Committee, and that Special TM approved the polystyrene and plastic bag ban.

Thayer asked about the enforcement of the ban. First, the ban needs to be approved by the Attorney General, and then enforcement falls under the Board of Health’s authority. Greenstein asked about dissemination of information. Most agreed that Green Maynard has done a decent job. Freker suggested that information be sent to all restaurants in the fall when their licensure needs updating.

Sub-Committee Reports

MEDC Communications Sub-Comm: A report from a 10/25/21 meeting, was distributed to all members on 10/26/21. In short, the Sub-Comm’s recommendation is to begin with internal communication. Step one includes updating the website, defining MEDC members and partners, and editing mission as needed. Additionally, the Sub-Comm recommends that we consider how information is disseminated (should it first go through Roz?), and since we do not presently have a vice chair, if Roz is not available, who facilitates this role. Cressy and Thayer will isolate action items and forward to appropriate contacts before the next meeting.

Downtown Sub-Comm: Their last meeting focused on downtown planters. Cramer reported that they have already met with the Maynard Community Gardeners. The Sub-Comm’s intent is to have the project completed by the Spring Art Walk. Swanberg asked if there were available BEEP funds for the planters. Zammuto will check. In the past, according to Thayer, the Town has made bulk purchases to product at a discounted price. Freker suggested that the Town might want to consider window boxes. Not only can they be used for all seasons, but they do not impede sidewalk plowing. Thayer suggested placing flower barrels in front of vacant buildings. Zammuto suggested that we loop the DPW into the conversation. Moerlein suggested that we utilize a Maynard Cultural Council Grant to purchase the barrels. Cressy commented that new deadline for MCC grants is 11/1/2021.

Additionally, Cramer recommends inviting Eric O'Brien, a commercial realtor, to the December Meeting to discuss ways to best market Maynard to additional entities.

UPA, Inc., formerly known as Mint Delivery, presented to the SB; the SB asked the MEDC to provide opinion on their existing application, with special attention to site difficulties and possibilities.

-Swanberg. If not the proposal at hand, the SB is grappling with what other uses can be on that site. If Maynard turns down the UPA proposal, how does Maynard provide parity. If we do not want to see it there, where do we want to see it?

-General discussion included--Given the probable remediation issues, is this site developable? Should this section of Powder Mill, due to its urban/industrial nature, be included in the vision? Is this reasonable? What are the opportunity costs?

-Moerlein. Are there any changes that would make the proposal palatable? Are we being fair?

-Zammuto has reconsidered her original support of the proposal because it does not meet the goals of the Master Plan.

A vote was taken on whether to recommend that the Select Board agree to an HCA for UPA, Inc.

In favor: 0

Opposed: 3

MEDC Meetings for the balance of 2021 are scheduled for November 18th and December 16th. 2022 meeting dates will be decided at a future meeting.

Meeting adjourned at 9:36 am

Proposed minutes submitted by Sarah Cressy on 10/28/21.